

☐ Individual appearing without attorney
☒ Attorney for: Chapter 7 Trustee

CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

Debtor(s).

Location: Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701; Courtroom 5D

☒ Private

Last date to file objections: 06/25/2020

Description of property to be sold:

The Estate's interest in Eldorado Land Corporation, a Nevada Corporation ("Corporation") consisting of the Estate's Stock and Estate's Note (collectively "Assets"). The Estate holds 450 shares in the Corporation (45% of the issued and outstanding shares).

Terms and conditions of sale: Buyer must specifically acknowledge in the APA that it understands that any change in the ownership or tenant may cause the Property owned by the Corporation to lose its use permits and contractual water. Buyer must also acknowledge that it is aware of the covenant running with the land requiring the installation of offsite improvements, and the fact that the tenant may choose to leave at the end of the year. Buyer must acknowledge and assume all risks with acquiring a minority interest in a Nevada Corporation as well as assume all environmental risks.

Proposed sale price: \$ 471,000.00

Overbid procedure (if any): minimum cash purchase price of \$491,000 for the Assets; “as is, where is” and shall not contain any financing, due diligence, or any other contingency or any breakup fee, termination fee, or any similar fee/expense reimbursement. The APA must include the above agreements and disclosures set forth herein.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: July 21, 2020
Time: 2:30 p.m.
United States Bankruptcy Court
411 W. Fourth Street
Santa Ana, CA 92701
Courtroom 5D

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

KRISTINE A. THAGARD, Esq.
kthagard@marshackhays.com
Marshack Hays LLP, 870 Roosevelt, Irvine, CA 92620, 949-333-7777

Date: 06/30/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **June 30, 2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **June 30, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) June 30, 2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via Email

- Buyer: Eldorado Land Corp. Thomas Threinen twmt@cox.net

**[PURSUANT TO AMENDED GENERAL ORDER 20-02,
COURTESY COPIES WILL BE DELIVERED BY MAIL IF PLEADING IS OVER 25 PAGES.]**

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

June 30, 2020
Date

Chanel Mendoza
Printed Name

/s/ Chanel Mendoza
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR CREDITOR G & G DESERT STAR, LLC:** Franklin C Adams franklin.adams@bbklaw.com, arthur.johnston@bbklaw.com; lisa.spencer@bbklaw.com
- **ATTORNEY FOR CREDITOR WELLS FARGO BANK, NATIONAL ASSOCIATION:** Marc Andrews – INACTIVE bankruptcycls@wellsfargo.com
- **ATTORNEY FOR CREDITOR G & G DESERT STAR, LLC:** Dennis G Bezanson dennis.bezanson@bbklaw.com, arthur.johnston@bbklaw.com; lisa.spencer@bbklaw.com
- **ATTORNEY FOR CREDITOR REPUBLIC CREDIT ONE, L.P.:** Donald E Chomiak don@talismanlaw.com
- **ATTORNEY FOR PLAINTIFF RYAN S WOODWARD AS PLAINTIFF AND REAL PARTY IN INTEREST IN PLACE OF RICHARD A. MARSHACK, CHAPTER 7 TRUSTEE, FOR THE BANKRUPTCY ESTATE OF RICHARD V. VALDES PURSUANT TO COURTS ORDER GRANTING MOTION FOR SALE:** Marc C Forsythe kmurphy@goeforlaw.com, mforsythe@goeforlaw.com; goeforecf@gmail.com
- **ATTORNEY FOR MEDIATOR WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK LLP:** Jeffrey I Golden jgolden@wglp.com, kadele@wglp.com; vrosales@lwglp.com; cbmeeker@gmail.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** Chad V Haes chaes@marshackhays.com, chaes@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com; cmendoza@marshackhays.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR REPUBLIC CREDIT ONE, L.P.:** Andrew Haley ahaley@shoreline-law.com, kbarone@shoreline-law.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** Sarah Cate Hays shays@marshackhays.com, 8649808420@filings.docketbird.com
- **INTERESTED PARTY COURTESY NEF:** George C Huang george@oaktreelaw.com
- **TRUSTEE RICHARD A MARSHACK (TR):** Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com
- **ATTORNEY FOR CREDITOR THE IRVINE COMPANY:** Ernie Zachary Park ernie.park@bewleylaw.com
- **ATTORNEY FOR CREDITOR REPUBLIC CREDIT ONE, L.P.:** Andrew S Pauly apauly@shoreline-law.com, jjung@shoreline-law.com
- **ATTORNEY FOR DEBTOR RICHARD V VALDES:** David M Reeder david@reederlaw.com, secretary@reederlaw.com
- **ATTORNEY FOR INTERESTED PARTY ANDREW COSTA:** Donald Segretti dsegretti@aol.com
- **INTERESTED PARTY COURTESY NEF:** Ramesh Singh claims@recoverycorp.com
- **ATTORNEY FOR CREDITOR DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE SECURITIES CORP. 2000-1:** Nathan F Smith nathan@mclaw.org, CACD_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com; cvalenzuela@mclaw.org
- **INTERESTED PARTY COURTESY NEF:** Ashley M Teesdale ateesdale@rutan.com, ecfmarshackhays@gmail.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **UNITED STATES TRUSTEE (SA):** United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov